



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission and Board of Zoning Adjustments

Chair Jeff Falero, District 2
Vice Chair Dylan Boldt, District 6
Tony Breslin, District 1
Anthony Tejada, District 4
Kenneth Pon, At Large (1)
Michael Santos, District 5
Rick Solis, District 3

Thursday, November 5, 2020

7:00 PM

Access via information below

The regularly scheduled Planning Commission and Board of Zoning Adjustments public hearing will be conducted via teleconferencing. Members of the public may observe, participate, and provide comments during the hearing remotely, using the instructions below. We ask that all participants follow the same decorum while teleconferencing as during a regular meeting.

This meeting is being held in accordance with the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020, to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by teleconference, videoconference, or both.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL:
<https://zoom.us/j/506831637>

If you do not wish for your name to appear on the screen, use the drop-down menu and click on "rename" to rename yourself to be anonymous.

Or join by phone:
1-888-788-0099
1-877-853-5247

In the event that the toll-free numbers are unavailable, please dial 1-669-900-6833.
Enter Meeting ID: 506 831 637#

If you want to comment during the public comment portion of the agenda, press *9 and you will be selected from the meeting queue.

You can also submit your comments by e-mail to: planner@sanleandro.org

To give the staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 3:00 p.m. on the day of the meeting.

If you wish to have your comments read aloud to the Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want to read to the Commission will be subject to the three minute time limitation (approximately 350 words). Written comments to be provided to the Commission and not read at the meeting, will be distributed to the Commissioners prior to the meeting.

1. ROLL CALL

Remote: Chair Falero; Vice Chair Boldt; Commissioners Breslin, Vierra Houston, Pon, Santos, Solis

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [20-500](#) Draft Minutes of the Meeting of October 1, 2020

A motion was made by Vice Chair Boldt, seconded by Commissioner Vierra Houston, that the October 1, 2020 minutes be Received and Filed.

The motion passed by the following vote:

Ayes: 6 - Vice Chair Boldt; Commissioner Breslin, Vierra Houston, Pon, Santos, Solis

Abstention: Chair Falero

Chair Falero thanked Vice Chair Boldt for stepping in as Chair at the November 5, 2020 meeting, as he had to leave town for a family emergency.

4. CORRESPONDENCE

Secretary Mogensen stated that there were two public comments received after the agenda packet went out. One for each agenda items 6.A. and 7.A., which were e-mailed to the Commissioners prior to the meeting tonight.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

- 6.A. [20-461](#) Consideration of a Recommendation to City Council Regarding Adopting Chapter 2.10, Bay Fair Transit Oriented Development (B-TOD), to the San Leandro Zoning Code and Related Amendments to the Zoning Code, Zoning Map, Bay Fair Transit-Oriented Development (TOD) Specific Plan, and General Plan; and Consideration of the Addendum to the Certified Final Environmental Impact Report Prepared for the 2018 Bay Fair TOD Specific Plan.

Avalon Schultz, Principal Planner presented and answered clarifying questions. Tom Liao, Community Development Director, answered clarifying questions. Aaron Welch, Aaron Welch Planning, answered clarifying questions.

Chair Falero opened the Public Hearing.

The following people spoke:

John Dietrich, Target Corporation

Chair Falero closed the Public Hearing.

A motion was made by Commissioner Pon, to close the Public Hearing, seconded by Vice Chair Boldt.

The motion passed by the following vote:

Ayes: 7 - Chair Falero; Vice Chair Boldt; Commissioners Breslin, Vierra Houston, Pon, Santos, Solis

- 6.B. [20-499](#) PLANNING COMMISSION RESOLUTION NO. 2020-012 RECOMMENDING THAT THE CITY COUNCIL ADOPT CHAPTER 2.10, BAY FAIR TRANSIT-ORIENTED DEVELOPMENT (B-TOD) DISTRICT, OF THE SAN LEANDRO ZONING CODE, AMEND THE BAY FAIR TOD SPECIFIC PLAN, AMEND THE SAN LEANDRO GENERAL PLAN, AMEND THE SAN LEANDRO ZONING MAP, AND ADOPT MISCELLANEOUS RELATED AMENDMENTS TO THE SAN LEANDRO ZONING CODE, AND ADOPT THE ADDENDUM TO THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE 2018 BAY FAIR TOD SPECIFIC PLAN

A motion was made by Commissioner Pon, to approve the resolution, seconded by Commissioner Vierra-Houston.

The motion passed by the following vote:

Ayes: 7 - Chair Falero; Vice Chair Boldt; Commissioner Breslin, Vierra Houston, Pon, Santos, Solis

7. MISCELLANEOUS

**7.A. Engineering & Transportation
Fairmont & Hesperian CIP Follow-Up**

Nick Thom, City Engineer and Keith Cooke, Engineering and Transportation Director, answered clarifying questions.

8. MEMBERS' COMMENTS

Commissioner Breslin asked a question about a pending project at 1188 E 14th Street. Secretary Mogensen confirmed the status.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen reminded the Commissioners that Districts 2 (Chair Falero), 4 (Commissioner Vierra Houston), and 6 (Vice Chair Boldt), are ending their term on 12/31/2020.

Tom Liao, Community Development Director, wished everyone an early Happy Thanksgiving and thanked the Commissioners for their service during this difficult time of COVID-19, which was seconded by Secretary Mogensen.

10. ADJOURN

Commissioner Solis made a motion to adjourn, seconded by Commissioner Vierra Houston.

The motion carried by the following vote:

Ayes: 7 - Chair Falero; Vice Chair Boldt; Commissioner Breslin, Vierra Houston, Pon, Santos, Solis

The meeting was adjourned at 9:08 p.m.